

# NOW LEASING

3.95 Acre Industrial-Zoned Property with 89,000 SF Warehouse, Available Mid-April 2022



## 858 ELLIS STREET & 399 BAY AVENUE

KELOWNA, BC



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## LOCATION

The Property is strategically located just north of Kelowna's downtown business district, with close proximity to both industrial and residential areas.



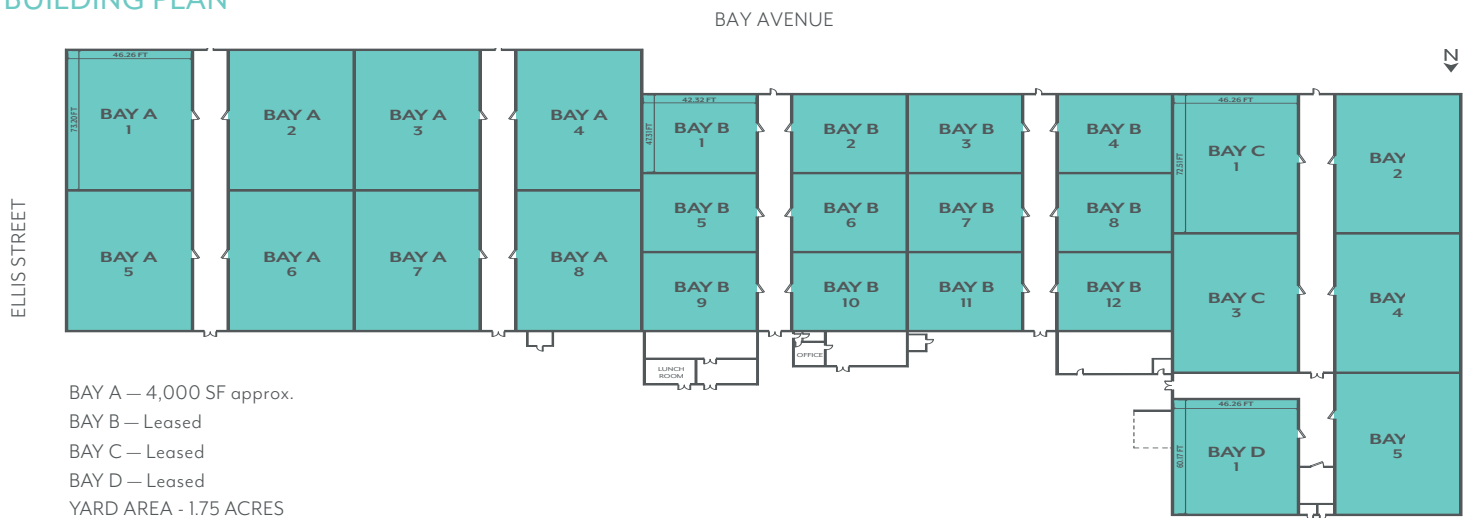
## PROPERTY DETAILS

CIVIC ADDRESS	858 Ellis Street & 399 Bay Avenue, Kelowna, BC	
ZONING & DESCRIPTION	Industrial zoned (I-4), with permitted uses for:	
	<ul style="list-style-type: none"><li>• Storage</li><li>• Warehouse</li><li>• Distribution</li><li>• Contractor Services</li><li>• Auctioneering Establishments</li></ul>	<ul style="list-style-type: none"><li>• Automotive and Minor Recreation Vehicle Sales/Rentals</li><li>• General Industrial Uses</li></ul>
SIZE	89,000 SF building on 3.95-acre site – yard available Units ranging in size from 2,002 SF to 3,386 SF	
SPECIFICATIONS	<ul style="list-style-type: none"><li>• Building Access – Access doors will accommodate forklifts</li><li>• Ceiling Height - 27' ceilings</li><li>• Bays can be demised or made contiguous - to be leased as-is</li><li>• Building signage available</li><li>• Power – 1,500 kVA</li><li>• No gas currently servicing the site</li><li>• No heat servicing the interior rooms</li><li>• HVAC - none servicing the bays</li></ul>	

## OPPORTUNITY

TERM	Up to 2 years and Month to Month after year 2
AVAILABILITY	Available Mid-April 2022
LEASE RATES	Call for details

## BUILDING PLAN



## LEASING ENQUIRIES

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